

CITY OF EL PASO, TEXAS
AGENDA ITEM DEPARTMENT HEAD'S SUMMARY FORM

DEPARTMENT: Planning, Research & Development

AGENDA DATE: Introduction – December 14, 2004
Public Hearing – January 04, 2005

CONTACT PERSON/PHONE: Fred Lopez, 541-4925

DISTRICT(S) AFFECTED: 2

SUBJECT:

An Ordinance changing the zoning of Parcel 1: A portion of Lot 2, Block 1, Butterfield Trail Aviation Park Unit 2, El Paso, El Paso County, Texas from M-1 (Light Manufacturing) to C-4 (Commercial); and Parcel 2: A portion of Lot 2, Block 2, Butterfield Trail Aviation Park Unit 2, El Paso, El Paso County, Texas from M-1 (Light Manufacturing) to C-4 (Commercial). The penalty being as provided in Chapter 20.68 of the El Paso Municipal Code. Applicant: City of El Paso. ZON04-00136 (District 2)

BACKGROUND / DISCUSSION:

See attached staff report.

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

Development Coordinating Committee (DCC) – Approval Recommendation
City Plan Commission (CPC) – Approval Recommendation

*****REQUIRED AUTHORIZATION*****

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD: George Sarmiento, AICP

APPROVED FOR AGENDA:

CITY MANAGER: _____ **DATE:** _____

JOE WARDY
MAYOR

JOYCE WILSON
CITY MANAGER

GEORGE G. SARMIENTO, AICP
DIRECTOR



**PLANNING, RESEARCH &
DEVELOPMENT DEPARTMENT**

December 06, 2004

CITY COUNCIL

SUSAN AUSTIN
DISTRICT NO. 1

ROBERT A. CUSHING, JR.
DISTRICT NO. 2

JOSE ALEXANDRO LOZANO
DISTRICT NO. 3

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DISTRICT NO. 4

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DISTRICT NO. 6

VIVIAN ROJAS
DISTRICT NO. 7

ANTHONY W. COBOS
DISTRICT NO. 8

TO: The Honorable Mayor and City Council
Ms. Joyce A. Wilson

FROM: Fred Lopez, Planner II / Zoning Coordinator

SUBJECT: ZON04-00136

The City Plan Commission (CPC), on December 02, 2004, voted 7 - 0 to recommend **APPROVAL** of rezoning the subject property as follows, concurring with Staff's recommendation.

Parcel 1: A portion of Lot 2, Block 1, Butterfield Trail Aviation Park Unit 2, El Paso, El Paso County, Texas from M-1 (Light Manufacturing) to C-4 (Commercial)

Parcel 2: A portion of Lot 2, Block 2, Butterfield Trail Aviation Park Unit 2, El Paso, El Paso County, Texas from M-1 (Light Manufacturing) to C-4 (Commercial).

The CPC found that this rezoning is in conformance with The Plan for El Paso; and the proposed use is in conformance with the Year 2025 Projected General Land Use Map. The CPC also determined that this rezoning protects the best interest, health, safety and welfare of the public in general; and that the proposed use is compatible with adjacent land uses.

There was **NO OPPOSITION** to this request.

STAFF REPORT

Rezoning Case: ZON04-00136

Property Owner(s): City of El Paso

Applicant(s): City of El Paso

Representative(s): Parkhill, Smith & Cooper, Inc.

Legal Description: Parcel 1: A portion of Lot 2, Block 1, Butterfield Trail Aviation Park Unit 2
Parcel 2: A portion of Lot 2, Block 2, Butterfield Trail Aviation Park Unit 2

Location: Parcel 1: Northwest corner of Global Reach Drive and Montana Avenue
Parcel 2: Northeast corner of Global Reach Drive and Montana Avenue

Representative District: # 2

Area: Parcel 1: 117.0231 Acres
Parcel 2: 24.3454 Acres

Present Zoning: M-1 (Light Manufacturing)

Present Use: Vacant

Proposed Zoning: C-4 (Commercial)

Proposed Use: Commercial development

Recognized Neighborhood Associations Contacted: Eastside Civic Association

Surrounding Land Uses:

| | |
|----------------|---|
| North - | M-1 (Light Manufacturing) / vacant |
| South - | C-1 (Commercial), C-3/c (Commercial/conditions), C-4 (Commercial) / commercial |
| East - | City Limit / vacant |
| West- | M-1 (Light Manufacturing) / vacant |

Year 2025 Designation: **Industrial** (Central Planning Area)

**CITY PLAN COMMISSION HEARING, December 02, 2004,
1:30 P.M., CITY COUNCIL CHAMBERS, 2ND FLOOR, CITY HALL**

Zoning Case: ZON04-00136

General Information:

The applicant is requesting a rezoning from M-1 (Manufacturing) to C-4 (Commercial) for Parcel 1 and Parcel 2 in order to permit commercial development. Parcel 1 is 117.0231 acres in size and is currently vacant and Parcel 2 is 24.3454 acres in size and is currently vacant. The proposed site plan shows commercial development to be located on Parcel 1 and Parcel 2. Access is proposed via Montana Avenue and Global Reach Drive. There are no zoning conditions currently imposed on this property.

Information to the Commission:

The Planning Department has received no calls or letters in support or opposition to this application.

Staff Recommendation:

The Development Coordinating Committee (DCC) unanimously recommends **APPROVAL** of this request for rezoning from M-1 (Manufacturing) to C-4 (Commercial) for Parcel 1 and Parcel 2.

The recommendation is based on the following:

The Plan for El Paso City-Wide Land Use Goals recommend that El Paso “provide designated locations for commercial development that do not adversely affect the health, safety and welfare of the community and where essential infrastructure is available to serve the development.”

The Year 2025 Projected General Land Use Map for the **Central** Planning Area designates this property for **Industrial** land uses.

C-4 (Commercial) zoning permits commercial development and **is compatible** with adjacent development.

The Commission must determine the following:

- A. Will the C-4 (Commercial) zoning for Parcel 1 and Parcel 2 protect the best interest, health, safety and welfare of the public in general?
- B. Will commercial development for Parcel 1 and Parcel 2 be compatible with adjacent land uses?

Information To The Applicant:

Building Permits and Inspections Department Notes:

- A. Building Permits and Inspections does not object to the proposed zone change to C-4.
- B. Retail commercial development is permitted in C-4.
- C. Site plan does not show set back dimensions to structures, parking, handicap parking.
- D. Retail commercial development shall comply with BP&I's requirements.

Engineering Department, Development Division Notes:

See Enclosure 1.

Engineering Department, Traffic Division Notes:

- A. No apparent traffic concerns.
- B. Driveways at Montana shall be coordinated with the Texas Department of Transportation.

Fire Department Notes:

Zoning change does not adversely affect the Fire Department.

El Paso Water Utilities Notes:

No comments.

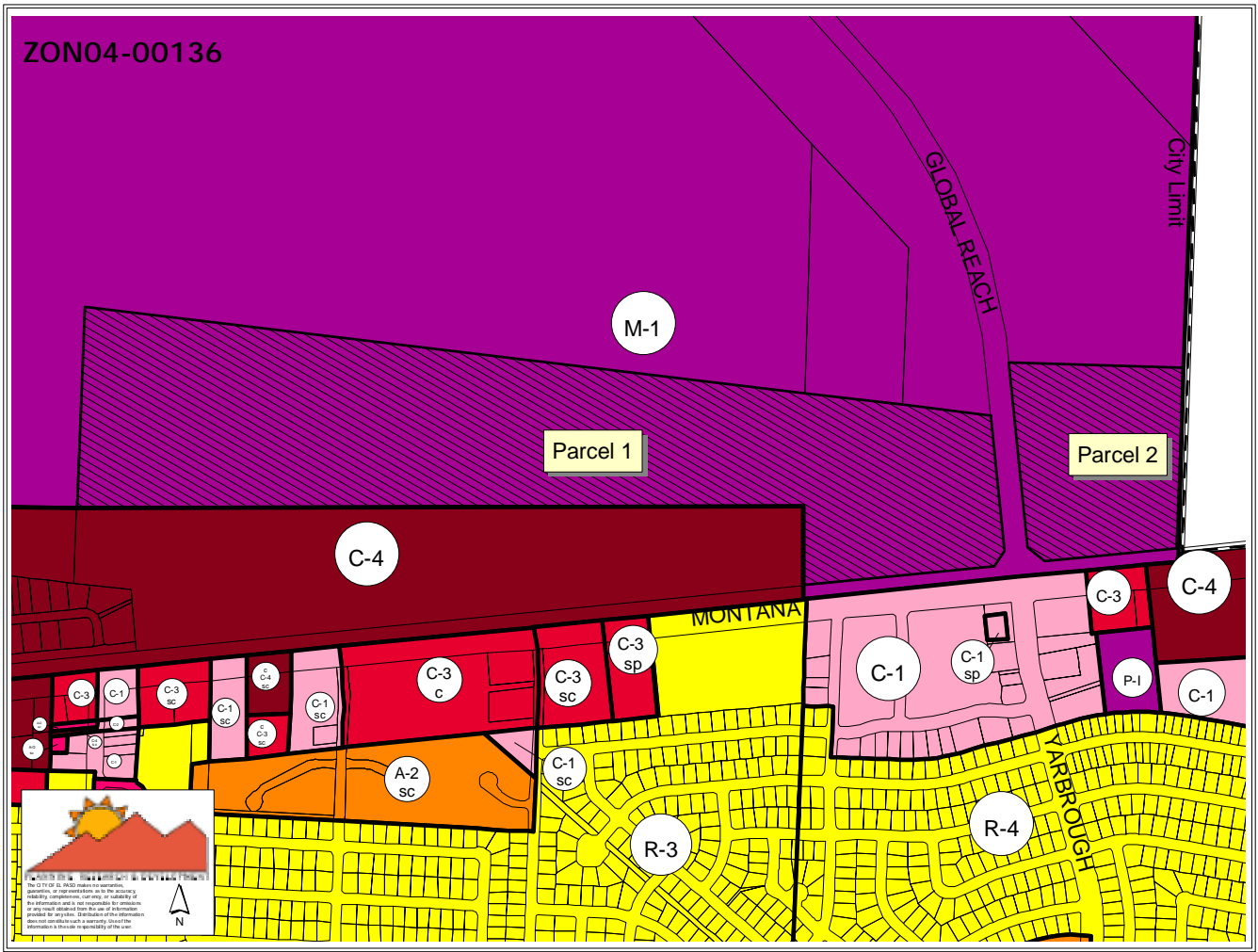
Planning, Research & Development Department Notes:

- A. The Year 2025 Projected General Land Use Map for the Central Planning Area designates this property for Industrial land uses.
- B. C-4 (Commercial) zoning permits commercial development and is compatible with adjacent development.

ATTACHMENT: Site Plan; Enclosure 1.

NOTE TO THE PROPERTY OWNER: CITY PLAN COMMISSION POLICY REQUIRES THAT THE APPLICANT OR REPRESENTATIVE BE PRESENT AT THE PUBLIC HEARING FOR THIS ITEM. PLEASE DIRECT ANY QUESTIONS CONCERNING THIS REPORT TO THE PLANNING DEPARTMENT AT (915) 541-4056.

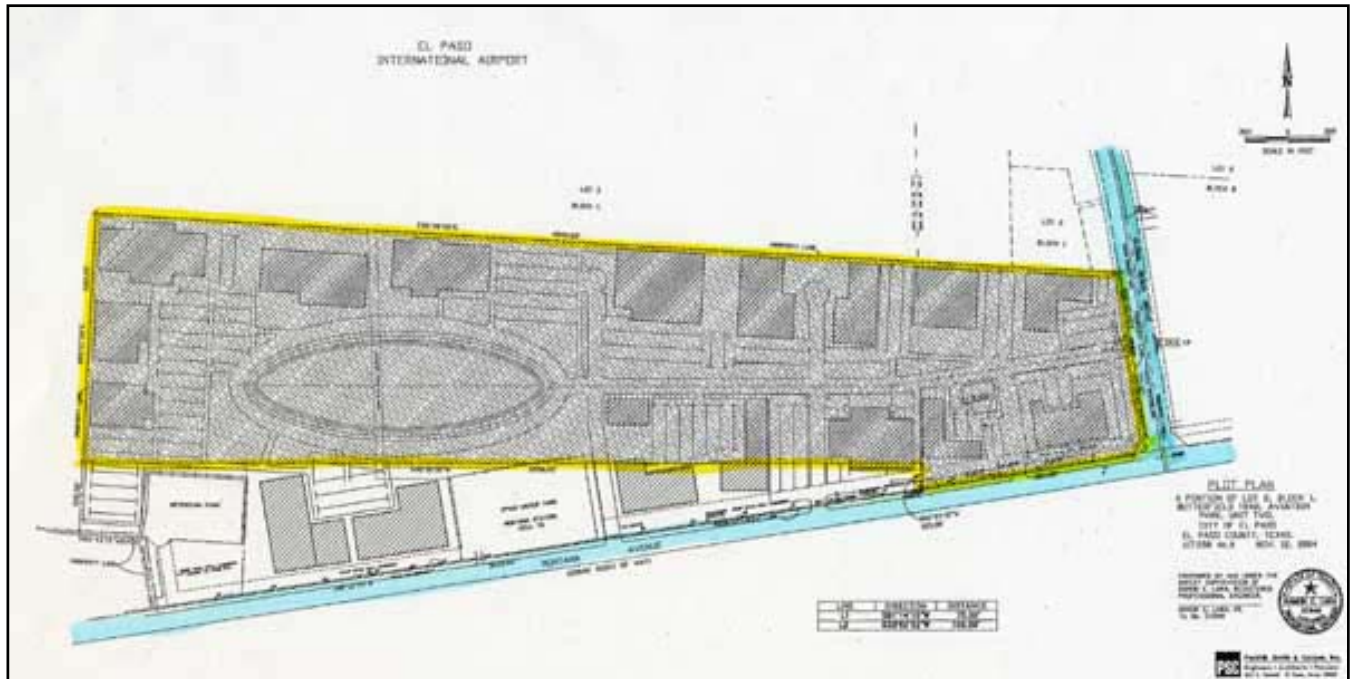
LOCATION MAP



AERIAL MAP



EL PASO
INTERNATIONAL AIRPORT



[illegible]

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF PARCEL 1: A PORTION OF LOT 2, BLOCK 1, BUTTERFIELD TRAIL AVIATION PARK UNIT 2, EL PASO, EL PASO COUNTY, TEXAS FROM M-1 (LIGHT MANUFACTURING) TO C-4 (COMMERCIAL); AND PARCEL 2: A PORTION OF LOT 2, BLOCK 2, BUTTERFIELD TRAIL AVIATION PARK UNIT 2, EL PASO, EL PASO COUNTY, TEXAS FROM M-1 (LIGHT MANUFACTURING) TO C-4 (COMMERCIAL). THE PENALTY BEING AS PROVIDED IN CHAPTER 20.68 OF THE EL PASO MUNICIPAL CODE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the zoning of Parcel 1: *A portion of Lot 2, Block 1, Butterfield Trail Aviation Park Unit 2, El Paso, El Paso County, Texas*, as more particularly described by metes and bounds in the attached Exhibit "A", be changed **from M-1 (Light Manufacturing) to C-4 (Commercial)**; and Parcel 2: *A portion of Lot 2, Block 2, Butterfield Trail Aviation Park Unit 2, El Paso, El Paso County, Texas*, as more particularly described by metes and bounds in the attached Exhibit "A", be changed **from M-1 (Light Manufacturing) to C-4 (Commercial)**; within the meaning of the zoning ordinance, and that the zoning map of the City of El Paso be revised accordingly; and

PASSED AND APPROVED this _____ day of _____, 2005.

THE CITY OF EL PASO

Joe Wardy, Mayor

ATTEST:

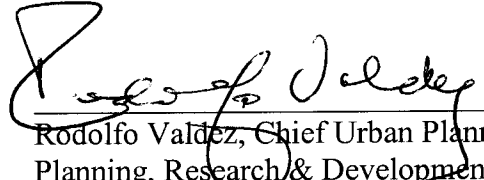
Richarda Duffy Momsen, City Clerk

(additional signatures on the next page)

APPROVED AS TO CONTENT:

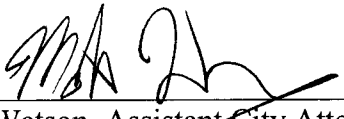


Fred Lopez, Zoning Coordinator
Planning, Research & Development

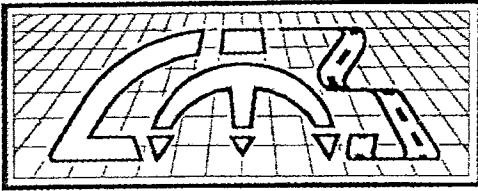


Rodolfo Valdez, Chief Urban Planner
Planning, Research & Development

APPROVED AS TO FORM:



Matt Watson, Assistant City Attorney



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Exhibit "A"

PARCEL 1

METES & BOUNDS DESCRIPTION

A 117.0231 ACRE PARCEL OF LAND LOCATED IN LOT 2, BLOCK 1, BUTTERFIELD AVIATION PARK, UNIT TWO, AS RECORDED IN VOLUME 78, PAGES 87 & 87A, PLAT RECORDS OF EL PASO COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, for reference at an existing City of El Paso Monument located at a point of curvature in the monument line of Global Reach Drive (120.00 feet wide right of way); **WHENCE**, an existing City of El Paso Monument located on said monument line bears South 08°45'45" East a distance of 565.79 feet; **THENCE**, South 08°45'45" East with said monument line a distance of 243.18 feet to a point; **THENCE**, South 81°14'15" West a distance of 75.00 feet to a 5/8" rebar with cap stamped "LAND-MARK TX5710" set in the westerly right of way line of said Global Reach Drive, a corner of and the **POINT OF BEGINNING** for the following parcel description;

THENCE, South 08°45'45" East with said westerly right of way line a distance of 771.97 feet to a P/K nail set in said westerly right of way line for a corner of this parcel;

THENCE, South 33°52'52" West with said westerly right of way line a distance of 109.59 feet to a P/K nail set in said westerly right of way line at the point of intersection with the northerly right of way line of Montana Avenue (U.S. Hwy. 62 - 180) for a corner of this parcel;

THENCE, South 81°12'39" West with said northerly right of way line a distance of 1011.88 feet to a point lying in the common boundary line of Section 38 and Section 39, Block 80, Township 2, Texas and Pacific Railroad Company Surveys, El Paso County, Texas, and a corner of this parcel;


THENCE, North 00°33'12" West with said common boundary line a distance of 123.36 feet to a point identical with the common corner of said Sections 38 and 39 and Sections 34 and 35 of said Block 80, Township 2, Texas and Pacific Railroad Company Surveys, El Paso County, Texas, and a corner of this parcel;

THENCE, North 90°00'00" West with the common boundary line of said Sections 39 and 34 a distance of 3956.90 feet to a point lying in the westerly boundary line of said Lot 2, Block 1, Butterfield Trail Aviation Park, Unit Two, and a corner of this parcel;

THENCE, North 03°17'39" East with the westerly boundary line of said Lot 2, Block 1, a distance of 1167.72 feet to a 5/8" rebar with cap stamped "LAND-MARK TX5710" set for a corner of this parcel;

THENCE, South 86°40'42" East with the northerly boundary line of said Lot 2, Block 1, and its prolongation thereof, a distance of 4842.62 feet to the **POINT OF BEGINNING**

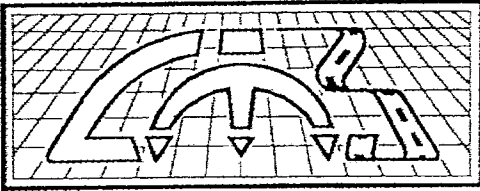
Said parcel contains 117.0231 Acres (5,097,524 Square Feet) more or less.


Kenneth R. Kindel, R.P.L.S.
Texas License No. 5710
Date of Survey: August 24 - 27, 2004
Job # 04-02-19972



1420 Bessemer • El Paso, Texas 79936

Tel. (915) 598-1300 • Fax (915) 598-1221 • E-mail address: lmsurvey@swbell.net



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Exhibit "A"

PARCEL 2

METES & BOUNDS DESCRIPTION

A 24.3454 ACRE PARCEL OF LAND LOCATED IN LOT 2, BLOCK 2, BUTTER-FIELD AVIATION PARK, UNIT TWO, AS RECORDED IN VOLUME 78, PAGES 87 & 87A, PLAT RECORDS OF EL PASO COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, for reference at an existing City of El Paso Monument located at a point of curvature in the monument line of Global Reach Drive (120.00 feet wide right of way); **WHENCE**, an existing City of El Paso Monument located on said monument line bears South 08°45'45" East a distance of 565.79 feet; **THENCE**, North 81°14'15" East a distance of 45.00 feet to a 5/8" rebar with cap stamped "LAND-MARK TX5710" set in the easterly right of way line of said Global Reach Drive, a corner of and the **POINT OF BEGINNING** for the following parcel description;

THENCE, with the ac of a curve to the left with said easterly right of way line a distance of 209.60 feet to a 5/8" rebar with cap stamped "LAND-MARK TX5710" set in said easterly right of way line for a corner of this parcel, said curve with a radius of 2925.00 feet, a chord 209.56 feet in length bearing North 10°48'55" West and a central angle of 4°06'20.52";

THENCE, South 86°29'00" East a distance of 984.94 feet to a 5/8" rebar with cap stamped "LAND-MARK TX5710" set in the easterly boundary line of said Lot 2, Block 2, Butterfield Aviation Park, Unit Two;


THENCE, South 00°57'02" East with said easterly boundary line a distance of 1105.51 feet to a 5/8" rebar with cap stamped "LAND-MARK TX5710" set in the northerly right of way line of Montana Avenue (U.S. Hwy. 62 - 180);

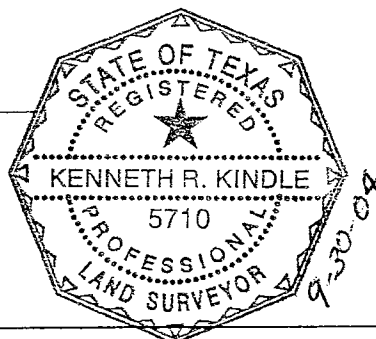
THENCE, South 81°12'39" West with said northerly right of way line a distance of 731.62 feet to a P/K nail set in the northerly right of way line of Montana Avenue at the point of intersection with the easterly right of way line of said Global Reach Drive;

THENCE, North 50°33'23" West with said easterly right of way line a distance of 109.56 feet to a P/K nail set in said easterly right of way line;

THENCE, North 08°45'45" West with said easterly right of way line a distance of 1013.96 feet to the **POINT OF BEGINNING**.

Said parcel contains 24.3454 Acres (1,060,484 Square Feet) more or less.


Kenneth R. Kindle, R.P.L.S.
Texas License No. 5710
Date of Survey: August 24 - 27, 2004
Job # 04-02-19972



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